

## ACTON PLANNING BOARD

Minutes of Meeting  
August 9, 2005  
Acton Memorial Library

Planning Board members Mr. Greg Niemyski (Chairman), Mr. William King, Ms. Ruth Martin, Mr. Gary Sullivan, Mr. Edmund Starzec, and associate Michael C. Densen attended. Also present was Town Planner, Mr. Roland Bartl and Planning Board Secretary, Kim DelNigro. Absent was associate Bruce Reichlen.

Mr. Niemyski called the meeting to order at 7:31 PM.

Mr. Christopher Schaffner (Vice Chair) arrived at 7:39 PM.

### I. Citizens Concerns

No concerns.

### II. Consent Agenda

- A. The minutes of 6/14/05 were approved unanimously as drafted.  
The Meeting scheduled for July 26, 2005 was cancelled due to quorum failure.
- B. The QRCC occupancy permit with bond for Main Street sidewalk was approved unanimously.

### III. Reports

CPC: no meeting

EDC: no meeting

MAGIC: William King reported they met at the Acton Town Hall and had discussed State Surplus Property Disposition and Transportation Improvement Program.

Open Space Committee: Ruth Martin reported that they were happy with the outcome of the sale of State land on Route to Haartz Corp. She also reported that conservation groups are working on two potential land preservation projects.

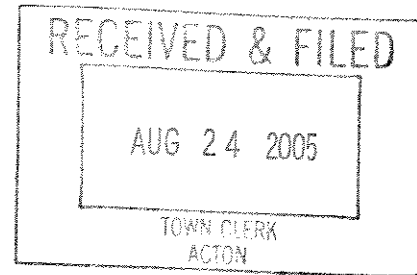
40B Comprehensive Permit Policy Working Group: Roland Bartl reported that this group consists of representatives of the Planning Board, the Board of Selectmen, and ACHC. Judi Barrett of Community Opportunities Group, Inc. is a consultant for the group. The group is developing a joint Selectmen/Planning Board policy on 40B applications. The policy will state conditions for support of 40B projects, including but not limited to location, design, affordability, and mitigation.

### IV. Subdivision Rules – Changes, Discussion

The Board discussed a staff communication memo regarding updating the subdivision rules and regulations. Mr. Niemyski requested that staff look into dealing with town boundary in connection with residential compound subdivisions. Mr. Schaffner stated that low-impact development (LID) drainage storm water management design regulations should be further explored. William King suggested a check off on whether or not a subdivision will be on town sewer or use septic systems.

### V. Residential Compound at 68 Willow Street – Preliminary Plan (2 lots)

Mr. Niemyski opened the public meeting at 8:00pm. The applicant Mr. William Dunn was present. Mr. George Dimakarakos, of Stamski & McNary, Inc. described the plan: The applicant/owner at 68 Willow Street is proposing a 2-lot Residential Compound. There is presently one house on the +/- 1.82 acre parcel. An additional detached single family dwelling is proposed to be served by a private way designed to the standards for a common driveway. The existing dwelling at 68 Willow Street will remain. Mr. Dimakarakos addressed the departmental comments: Concerning the proposed turnaround; concerning the sidewalk requirement for the subdivision; and concerning the



need for an Operation and Maintenance Plan for the proposed drainage system. Mr. Dimarkarakos stated that all departmental comments can be addressed in the definitive plan. Board members questioned the applicant on site clearing, disturbing vegetation, wetlands, and screening to neighbors, curb cuts for driveways, relocating the house, detention basin, drainage, and sidewalks.

Abutters in attendance raised questions and concerns regarding:

- Confusion to where property line existed between neighbors.
- Concerned about completion of sidewalk on Willow Street.
- Concerns of the buffer zones for the vegetated wetlands and mature trees. Applicant : Aware of the vegetation and trees.

Staff will draft a decision for voting at the next meeting.

#### **VI. State of the Town Meeting – Planning Board contribution**

The Board agreed that reporting on the 40B policy working group, and highlighting the need for a new master plan would be submitted for possible agenda items.

#### **VII. Election of Officers for FY '06**

The Board elected new officers for FY 2006. Results: Greg Niemyski – Chairman, Chris Schaffner – Vice Chair, and William King – Clerk.

#### **VIII. Appoint new CPC Representative**

Mr. Edmund Starzec volunteered to complete predecessor's term.

Mr. Niemyski moved to close the meeting, 2<sup>nd</sup>; all voted in favor.

The meeting adjourned at 8:58 PM.